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Norwich to Tilbury

Volume 4: Compulsory acquisition information

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nationalgrid

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Executive summary

Introduction

This document outlines the funding strategy for the Proposed Project, a proposal by National Grid Electricity Transmission plc to reinforce the transmission network in East Anglia between Norwich and Tilbury. The project aims to accommodate additional power flows from renewable and low carbon generation.

The document details the Proposed Project's components and emphasises the need for the project due to the existing network's insufficient capacity to handle future energy demands. It also highlights National Grid's regulatory framework, business model, and the financial mechanisms in place to ensure the project's successful implementation.

The funding statement confirms that the estimated cost of the project is approximately £1,200 million (2025/26 price base) and the mechanisms National Grid has to secure the necessary funding.

The document also addresses the acquisition of land and rights required for the Proposed Project, with a total estimated cost of £184.9 million for land acquisition and compensation (2024/2025 figures).

National Grid is committed to securing these acquisitions through voluntary agreements or compulsory acquisition if necessary. The statement concludes by assuring that all aspects of the Proposed Project will be fully funded within the relevant time period, ensuring the Proposed Project's progression without any financial shortfall.

The two design changes (Change Request 1 (Bulphan) and Change Request 2 (Little Bromley)) to the Project as requested by the Applicant on 27 March 2026 do not significantly alter the costs of the Project and will be funded in the same manner as the remainder of the Project. The two change applications were accompanied by Addenda to the Funding Statement (CR1-009 and CR2-009) which confirmed that the change requests would not result in any changes to the content of this Funding Statement (see Appendix A and B). The two design changes were accepted by the Examining Authority on 31 March 2026.

1. Introduction

1.1 Introduction

Summary

- 1.1.1 This Funding Statement ('this Statement') explains how the proposed Norwich to Tilbury Project (the 'Project') is to be funded, and how the acquisition of land and rights in, on or over land which are necessary to build the Project will be funded.
- 1.1.2 This Statement has been prepared for submission to the Planning Inspectorate as part of National Grid's application for development consent for the Project. It should be read alongside other application documents, in particular 4.1 Statement of Reasons (Revision C), which explains how National Grid intends to use the land which it is proposed to acquire and justifies the powers of compulsory acquisition that are sought in the 3.1 draft Development Consent Order (DCO). (Revision C).

The Project

- 1.1.3 The Project is a proposal by National Grid to upgrade the electricity transmission system in East Anglia between Norwich and Tilbury, comprising:
- A new 400 kilovolt (kV) electricity transmission connection of approximately 180 km overall length from Norwich Main Substation to Tilbury Substation via Bramford Substation, a new East Anglia Connection Node (EACN) Substation and a new Tilbury North Substation, including:
 - Approximately 159 km of new overhead line supported on approximately 509 pylons, either standard steel lattice pylons (approximately 50 m in height) or low height steel lattice pylons (approximately 40 m in height) and some of which would be gantries (typically up to 15 m in height) within proposed Cable Sealing End (CSE) compounds or existing or proposed substations
 - Approximately 21 km of 400 kV underground cabling, some of which would be located through the Dedham Vale National Landscape (an Area of Outstanding Natural Beauty (AONB1))
 - Up to seven new CSE compounds (with permanent access) to connect the overhead lines to the underground cables
 - Modification works to connect into the existing Norwich Main Substation and a substation extension at the existing Bramford Substation
 - A new 400 kV substation on the Tendring Peninsula, referred to as the EACN Substation (with a new permanent access). This is proposed to be an Air Insulated Switchgear (AIS) substation
 - A new 400 kV substation to the south of Orsett Golf Course in Essex, referred to as the Tilbury North Substation (with a new permanent access). This is proposed to be a Gas Insulated Switchgear (GIS) substation

- Modifications to the existing National Grid Electricity Transmission overhead lines to facilitate the connection of the existing network into the new Tilbury North Substation to provide connection to the Tilbury Substation
- Ancillary and/or temporary works associated with the construction of the Project.
- In addition, third party utilities diversions and/or modifications would be required to facilitate the construction of the Project. There would also be land required for environmental mitigation and Biodiversity Net Gain (BNG).
- As well as the permanent infrastructure, land would also be required temporarily for construction activities including, for example, working areas for construction equipment and machinery, site offices, welfare, storage and temporary construction access.

Changes to the Project

- 1.1.4 On 27 March 2026, the Applicant formally submitted two change requests seeking the Examining Authority’s consent to incorporate the proposed changes into the DCO application. The proposed changes were:
- Change Request 1 (Bulphan): an increase in the Order Limits to facilitate works required for the protection of the existing Thames to Buncefield Multifuel Pipeline, west of Langdon Hills Golf Club. This proposed change responds to feedback concerning the potential for accelerated corrosion on existing buried metallic services received from the British Pipeline Agency Ltd (BPA) who act as the agent for the owner, United Kingdom Oil Pipelines Limited (UKOP).
 - Change Request 2 (Little Bromley): an amendment to the Order Limits in order to support a small modification to the route of the Applicant’s construction access (for use when a third-party access is not available) and a further small modification to the route for the private permanent Abnormal Indivisible Load (AIL) access route.
- 1.1.5 The proposed changes apply to very discrete geographical areas of the Project and, as a consequence, the vast majority of the Project will remain entirely unchanged. Therefore, throughout this Statement, ‘the Project’ includes Change Request 1 (Bulphan) and Change Request 2 (Little Bromley).
- 1.1.6 The two change requests were accompanied by Addenda to the Funding Statement (see [CR1-009] and [CR2-009]) which confirmed that the proposed changes do not significantly alter the costs of the Project and will be funded in the same manner as the remainder of the Project. For completeness, 4.2.1 Addendum to the Funding Statement – Change Request 1 (Bulphan) and 4.2.1 Addendum to the Funding Statement – Change Request 2 (Little Bromley) are also included at Appendix A and B of this Statement.
- 1.1.7 The two design changes were accepted by the Examining Authority on 31 March 2026. No amendments are required to this Statement following the acceptance of the proposed changes.

Project purpose

- 1.1.8 The Project would be a critical part of a network which can support the delivery of renewable energy and the flow of clean power for the UK electricity supply. The National Energy System Operator (NESO), in Clean Power 2030 (NESO, 2024a), noted that the clean power objective could not be achieved without the Project, adding significant costs to consumer energy prices.

Developer

- 1.1.9 The Project is a proposal of National Grid Electricity Transmission plc ('National Grid'). National Grid owns, builds and maintains the electricity transmission network in England and Wales.

1.2 Legal Context and Relevant Guidance

Regulations

- 1.2.1 This Statement is required because the DCO to enable the construction of the Project would authorise the compulsory acquisition of land or interests in land. Regulation 5(2)(h) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended) requires a statement indicating how the compulsory acquisition of land will be funded.

Guidance

- 1.2.2 The Department for Communities and Local Government (DCLG) (2013a) guidance 'Planning Act 2008: Guidance related to procedures for the compulsory acquisition of land' explains that:

'18. ...Applicants should be able to demonstrate that adequate funding is likely to be available to enable the compulsory acquisition within the statutory period following the order being made, and that the resource implications of a possible acquisition resulting from a blight notice have been taken account of.'

References

- 1.2.3 This Statement has been prepared:
- To meet the requirement of Regulation 5(2)(h) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended)
 - In accordance with Paragraphs 25 and 26 of DCLG guidance 'Planning Act 2008: Application Form Guidance' (DCLG, 2013b)
 - In accordance with Paragraphs 9, 17 and 18 of DCLG guidance 'Planning Act 2008: Guidance related to procedures for the compulsory acquisition of land', published September 2013 (DCLG, 2013a).

2. National Grid Electricity Transmission plc and Regulatory Framework

2.1 The Role of National Grid

- 2.1.1 Within the National Grid Group there are distinctly separate legal entities, each with their individual responsibilities and roles.
- 2.1.2 National Grid holds the Transmission Licence for England and Wales and is thus obligated to develop and maintain an efficient, coordinated and economical system of electricity transmission and to facilitate competition in the generation and supply of electricity, as set out in the Electricity Act 1989. As a licence holder, National Grid has specific duties to uphold in relation to the desirability of preserving amenity of certain aspects of the environment and to mitigate the effects of its activities on the environment.
- 2.1.3 National Grid is regulated by the Office of Gas and Electricity Markets (Ofgem), which sets price controls and monitors how the company develops and operates the network on behalf of consumers.
- 2.1.4 National Grid owns and manages the national high voltage electricity transmission system throughout England and Wales. National Grid owns, builds and maintains the infrastructure, for example overhead lines, buried cables and substations, to allow power to move around the country. The key role of this transmission system is to connect the electricity generators' power stations with regional Distribution Network Operators who then supply businesses and homes. In return for the connection, users of the transmission network pay a tariff to National Grid.
- 2.1.5 This revenue is then used by National Grid to maintain, improve and invest in the transmission network. As there is a stable demand for the use of the transmission network in the UK, there is a reliable revenue stream for National Grid.
- 2.1.6 National Grid publishes its full accounts on an annual basis. The financial results set out in the Annual Report and Accounts 2024/2025 (National Grid plc, 2025) show that National Grid Group has underlying operating profits of £5,357 million and National Grid has underlying operating profits of £1,428 million. National Grid Group has a regulatory asset and rate base value of £60,150 million and National Grid has a regulatory asset value of £20,570 million.

2.2 Other relevant bodies

- 2.2.1 NESO is a separate publicly owned company which controls the movement of electricity around the country, transporting power from generators (such as wind farms) to local Distribution Network Operators ensuring that supply meets demand.
- 2.2.2 Every year it produces, in regular cycles, Future Energy Scenarios to examine ways of achieving net zero by 2050. These inform the Electricity Ten Year Statement (NESO, 2024b) and, finally, the Network Options Assessment (NOA). The NOA recommends which reinforcement projects should receive investment during the year.
- 2.2.3 In November 2024, NESO published Clean Power 2030 (NESO, 2024a), advice commissioned by the Department for Energy Security and Net Zero to provide practical advice on achieving clean power by 2030 for Great Britain, including developing a range of pathways that reflect the possible routes to a decarbonised power system.
- 2.2.4 As mentioned in Paragraph 1.1.3, NESO's Clean Power 2030 provides important context for the Project purpose. NESO notes that the analysis in Clean Power 2030 provides information about:
- Energy generation and demand mixes
 - Key requirements for the transmission network
 - Consideration of criteria that could support connections reform
 - View of actions needed to enable delivery
 - High level assessment of costs and benefits, opportunities, challenges and risks.

3. Need for the Norwich to Tilbury Project

3.1 The need for the Project

- 3.1.1 The Project is needed because the existing electricity transmission network does not have enough capacity to reliably and securely transport all the new energy expected to be connected to the network in the future, while working to the required standards.
- 3.1.2 The way electricity is generated in the UK is changing rapidly, with the country transitioning to more secure, cheaper, and cleaner forms of energy such as new offshore windfarms. This is a result of the UK government's commitment to net zero by 2050 and the delivery of up to 50 gigawatts (GW) of offshore wind energy by 2030.
- 3.1.3 The energy industry is key to this transition, from developing renewable energy generation, to upgrading the existing electricity transmission network, enabling other sectors to decarbonise, and enabling communities across the country to benefit from clean energy.
- 3.1.4 As part of this, the electricity transmission network is undergoing its largest overhaul in generations, with more than five times the amount of transmission infrastructure built in the last 30 years in the UK needing to be delivered in the next seven years. National Grid has a key part to play in this work, which is known as The Great Grid Upgrade. The Project is one of the projects being delivered to make sure the network is ready for the anticipated increase in supply and demand of electricity.
- 3.1.5 NESO's (2024a) Clean Power 2030 report noted:
- 'Three projects have been identified as critical to delivering a network which supports the clean power pathways, but at present have delivery dates after 2030. Support is therefore needed to bring these projects forward for 2030 delivery. These are projects in East Anglia and in the southeast that are critical for connecting offshore wind in the North Sea and supporting the flow of clean power. Our assessment suggests that without these projects, the clean power objective would not be achieved, leaving the clean power target short by around 1.6% in 2030 (assuming a typical weather year) and consumers could face extra constraint costs of around £4.2 billion in 2030'.¹*
- 3.1.6 The reason these projects are critical is because the existing transmission network infrastructure in East Anglia and the southeast of England was not designed to accommodate the large volumes of generation capacity that is planned to connect to the network in these areas. The network in and between East Anglia and the southeast of England therefore needs to be reinforced for four main reasons:
- The existing transmission network was not designed to transport electricity from where it is increasingly being generated (largely offshore)

¹ Two of the three critical projects mentioned are AENC and ATNC, which together form the Norwich to Tilbury project.

- The growth in offshore wind, interconnectors and nuclear power means that more electricity will be generated in the years ahead than the current network is able to reliably transport
- As a country, electricity demand is forecast to at least double by 2050, increasing the amount of energy that needs to be transported to homes and businesses
- Upgrading the existing network as it is today (such as through replacing cables to carry more power) will not be enough to meet the increasing need for electricity while operating to required standards.

3.1.7 The Project is just one of several electricity network reinforcements that are needed to ensure the electricity transmission network is fit for the future. Further detail of the need that the Project is addressing can be found in the 5.6 Planning Statement's Need Case section (APP-085).

3.1.8 The holder of a Transmission Licence, including National Grid, must be able to finance the activities which it is required to undertake. The Secretary of State and Ofgem, when carrying out their duties, are required to have regard to this.

3.2 National Grid's Business Model

3.2.1 National Grid operates as a regulated monopoly. Regulators safeguard consumers' interests by setting allowances for the delivery of transmission assets. National Grid is regulated by Ofgem.

Revenue

3.2.2 Most of National Grid's revenue is set in accordance with its regulatory agreements. This is referred to as its 'allowed revenue' and is calculated based on a number of factors. These include:

- Investment in network assets
- Performance against incentives
- Return on equity and cost of debt.

3.2.3 National Grid's allowed revenue gives it a level of certainty over future revenues if it continues to meet safety and reliability targets, as well as the efficiency and innovation targets included in the 'Revenue = Incentives + Innovation + Outputs' (RIIO) regulatory framework (as defined in Paragraphs 3.2.8 to 3.2.10 of this Statement).

Investment

3.2.4 National Grid invests efficiently in its networks to deliver strong, regulated asset growth over the long term. This allows it to continue generating revenue growth and growth in its regulated asset base. This in turn generates additional cash flows and allows National Grid to continue reinvesting in its networks and providing sustainable dividends to its ultimate shareholders.

3.2.5 This approach is critical to the sustainability of National Grid's business. By challenging its investment decisions, it continues to deliver reliable, cost-effective networks that benefit its customers. The way in which its investment is funded is also

an important part of its business. The long-term, sustainable nature of its assets and its credit ratings help National Grid secure efficient funding from a variety of sources.

- 3.2.6 In May 2024, National Grid announced a new five-year financial framework to fund the group's £60bn investment plan out to March 2029. The investment programme is backed by a balanced, comprehensive financing plan, including a £7 billion fully underwritten Rights Issue, providing funding clarity out to March 2029.

Cash Flow

- 3.2.7 National Grid's ability to convert revenue to cash is an important factor in the ongoing reinvestment in its business. Securing low-cost funding, carefully managing its cash flows and efficient development of its networks are essential to maintaining strong sustainable returns. Cash generation is underpinned by agreeing appropriate regulatory arrangements. It is through this business model, with a mixture of revenue, investment, and cash flow, that it is able to fund major infrastructure projects, including the Project.

RIO Mechanism

- 3.2.8 In 2013, Ofgem introduced a new regulatory framework called RIO (Revenue = Incentives + Innovation + Outputs) that became effective on 1 April 2013. The first RIO period (RIO-T1) lasted eight years. This was then followed by a second RIO period, RIO-T2, which will last five years and began on 1 April 2021. It puts in place funding arrangements to allow National Grid to discharge its duties as transmission operator and owner.
- 3.2.9 The framework includes mechanisms to be reimbursed for the capital costs of constructing new transmission equipment, and for associated costs including compulsory acquisitions and foreseeable incidental costs.
- 3.2.10 The Project is made up of two regulated investments AENC and ATNC:
- AENC has confirmed Pre-Construction Funding allowances, and as part of the RIO-T2 price control set by Ofgem, the Project was given an allowance of £54.4 million (2018/19 Price Base) in order to deliver pre-construction activities required to secure development consent.
 - ATNC was part of a portfolio level allowance as part of the ASTI licence and had an initial project allowance totalling £25.52 million (2018/19 Price Base) however the ASTI licence allowed for reopeners to be triggered and for additional funding to be requested. National Grid has triggered that reopener with Ofgem in August 2025 and is awaiting confirmation from Ofgem on that application.

Accelerated Strategic Transmission Investment

- 3.2.11 The Accelerated Strategic Transmission Investment (ASTI) framework was implemented by Ofgem to facilitate the expedited delivery of projects (including the Project) which are required to meet the government's 2030 net zero ambitions.
- 3.2.12 The ASTI framework confirms National Grid as the delivery body for 17 ASTI projects and removes the option of competitive third-party delivery. The Project has been identified as needed by 2030 and is therefore an ASTI project. National Grid now has a Licence Obligation to deliver it.

- 3.2.13 The ASTI regulatory allowance arrangements require National Grid to submit a Project Assessment. Ofgem's decision on the Project Assessment sets the allowances that determine efficient spend to deliver the Project, which can be recovered over 45 years.
- 3.2.14 The Project Assessment for the Project is expected to be submitted to Ofgem in Q3 2026, with a decision expected to be received from Ofgem in Q1 2027 following confirmation of the development consent.

Cost of Delivering the Scheme

- 3.2.15 National Grid has already committed significant funds in relation to securing resources for the Project to date.
- 3.2.16 The updated estimated cost of implementing the Project is approximately £1,200 million (2025-2026 cost base)
- 3.2.17 All major investments carried out by companies within the National Grid Group require the approval of the board of National Grid Group or another designated committee or board with the appropriate level of delegated authority. National Grid is satisfied that the funding required to meet the estimated implementation costs (in accordance with the appropriate cost base at the time) will be made available for the Project within the relevant time period to meet National Grid's Licence Obligation. Release of this funding will be subject to the appropriate internal governance and sanction approval process.

4. Land Acquisition

- 4.1.1 National Grid is currently seeking to secure the necessary acquisitions and land rights through voluntary agreement but will utilise the powers of compulsory acquisition included in the 3.1 draft DCO (Revision C) if necessary. Negotiations with affected landowners will continue after the submission of the application for development consent.
- 4.1.2 National Grid has published guidance, titled Guidance on Land Rights for New Electricity Transmission Assets (National Grid, 2011), which sets out how it will seek to obtain, from the very outset of a project, by negotiation, permanent and temporary land rights for all new electricity transmission assets. National Grid seeks to reach early agreement with all landowners.
- 4.1.3 4.1 Statement of Reasons Appendix B: Schedule of Negotiations with Land Interests (Revision C) is a summary of the status of all negotiations with landowners, including those also affected by the proposed changes, to secure voluntary agreement.
- 4.1.4 National Grid has taken expert advice on the likely costs of implementing the Project, including the cost of construction and the funding of the acquisition of the interests in land described in the 4.3 Book of Reference (AS-018), 4.3.1 Supplement to Book of Reference – Change Request 1 (Bulphan) (CR1-010) and 4.3.1 Supplement to Book of Reference – Change Request 2 (Little Bromley) (CR2-010).
- 4.1.5 The assessment of the required funding has taken into account the total cost of payments for acquiring both freehold land and rights over land. This total cost includes the estimated value of compensation payable in relation to disturbance, severance and injurious affection, third party professional fees, blight, and claims arising under both s10 of the Compulsory Purchase Act 1965 and Part 1 of the Land Compensation Act 1973. The cost of acquiring all the necessary land and rights is estimated to be £184.9 million (2024/2025 figures).
- 4.1.6 Specialist property consultants who use national, regional and local data are employed to compile the Property Cost Estimate. National Grid’s in-house specialists cross-check the data given to an individual project against data supplied to recent and current projects to ensure greater overall accuracy.
- 4.1.7 It is possible that some local factors may emerge after the initial estimates have been prepared. Experience across National Grid projects indicates that a 10% contingency is sufficient to contain such costs. The figures quoted in this Statement contain such contingency.
- 4.1.8 The land acquisition costs, and potential compensation claims for blight will be fully met as and when they are required under the provisions of the DCO, and this would include any ‘early payments’ under the blight provisions of the Town and Country Planning Act 1990.
- 4.1.9 The overall costs of the Project include securing the necessary resources for land related activities in connection with the construction of the Project. These resources will be procured through a tender process that will commence in advance of a decision being made on the application for development consent by the Secretary of State.

5. Conclusions

- 5.1.1 The Project is required to fulfil National Grid's existing licence obligations, to deliver a safe, economical, efficient and reliable transmission network which supports the UK government's legally binding net zero commitments
- 5.1.2 For the reasons set out above, the Secretary of State can be satisfied that all aspects of the Project will be fully funded within the relevant time period and that there is no reason to believe that, should the DCO be made, the Project will not proceed due to an absence or shortfall in available funding.
- 5.1.3 The Secretary of State can be satisfied that funding will be available for the acquisition of any land and other interests required for the Project, for any compensation or blight claims brought by those interested in the land affected by the DCO, and for the costs of implementing the Project.

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Appendix A. Addendum to the Funding Statement – Change Request 1 (Bulphan)

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Norwich to Tilbury

Volume 4: Compulsory acquisition information

Document: 4.2.1 Addendum to the Funding Statement - Change Request 1 (Bulphan) (CA1)

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1. Addendum to the Funding Statement

1.1 Overview

- 1.1.1 On 29 August 2025, National Grid Electricity Transmission plc (the Applicant) submitted an application to the Secretary of State for Energy Security and Net Zero for a Development Consent Order (DCO) to authorise the construction and operation (and maintenance) of the proposed upgrade to the electricity transmission system in East Anglia between Norwich and Tilbury (the Project).
- 1.1.2 The application for the Project was accepted for Examination by the Planning Inspectorate on 26 September 2025 and has been allocated the reference number EN020027. The Examination of the Project commenced on 10 February 2026 and is expected to close on 10 August 2026.
- 1.1.3 This document, **Addendum to the Funding Statement – Change Request 1 (Bulphan) (Revision CA1) (document reference 4.2.1)**, has been prepared by the Applicant to support Proposed Change Application 1 for Change Request 1 (Bulphan) to the DCO application for the Project. The proposed change applies to a very discrete geographical area of the Project, and as a consequence, the vast majority of the Project will remain entirely unchanged.
- 1.1.4 This document confirms that Change Request 1 (Bulphan) does not significantly alter the costs of the Project and will be funded in the same manner as the remainder of the Project.
- 1.1.5 It has therefore been concluded that there are no amendments required to the **4.2 Funding Statement [REP1-004]** as a result of Change Request 1 (Bulphan).

1.2 The Project

- 1.2.1 The Project comprises reinforcement of the transmission network between the existing Norwich Main Substation in Norfolk and Tilbury Substation in Essex, via Bramford Substation, the new East Anglia Connection Node (EACN) Substation and the new Tilbury North Substation.
- 1.2.2 The reinforcement is needed because the existing transmission network, even with current upgrading, will not have sufficient capacity for the new renewable energy (a substantial proportion of which would be generated by offshore wind) that is expected to connect to the network over the next 10 years and beyond. Completion of the Project, together with other new reinforcements across the county, will meet this future energy transmission demand both in East Anglia and across the UK.
- 1.2.3 The Project comprises:
- A new 400 kilovolt (kV) electricity transmission connection of approximately 180 km overall length from Norwich Main Substation to Tilbury Substation via Bramford Substation, a new EACN Substation and a new Tilbury North Substation, including:

- Approximately 159 km of new overhead line supported on approximately 509 pylons, either standard steel lattice pylons (approximately 50 m in height) or low height steel lattice pylons (approximately 40 m in height) and some of which would be gantries (typically up to 15 m in height) within proposed Cable Sealing End (CSE) compounds or existing or proposed substations
- Approximately 21 km of 400 kV underground cabling, some of which would be located through the Dedham Vale National Landscape (an Area of Outstanding Natural Beauty (AONB¹))
- Up to seven new CSE compounds (with permanent access) to connect the overhead lines to the underground cables
- Modification works to connect into the existing Norwich Main Substation and a substation extension at the existing Bramford Substation
- A new 400 kV substation on the Tendring Peninsula, referred to as the EACN Substation (with a new permanent access). This is proposed to be an Air Insulated Switchgear (AIS) substation
- A new 400 kV substation to the south of Orsett Golf Course in Essex, referred to as the Tilbury North Substation (with a new permanent access). This is proposed to be a Gas Insulated Switchgear (GIS) substation
- Modifications to the existing National Grid Electricity Transmission overhead lines to facilitate the connection of the existing network into the new Tilbury North Substation to provide connection to the Tilbury Substation
- Ancillary and/or temporary works associated with the construction of the Project.

1.2.4 In addition, third party utilities diversions and/or modifications would be required to facilitate the construction of the Project. There would also be land required for environmental mitigation and Biodiversity Net Gain (BNG).

1.2.5 As well as the permanent infrastructure, land would also be required temporarily for construction activities including, for example, working areas for construction equipment and machinery, site offices, welfare, storage and temporary construction access.

1.2.6 A detailed description of the Project is included in **Environmental Statement (ES) Chapter 4: Description of the Proposed Project [APP-130]**.

1.3 Proposed Change Application 1

1.3.1 Following submission of its DCO application, the Applicant has continued engagement with stakeholders. As a result of this engagement, the Applicant is proposing to incorporate a design change into the Project (Change Request 1 (Bulphan)). The change applies to a very discrete geographical area of the Project, and as a consequence, the vast majority of the Project will remain entirely unchanged.

1.3.2 The Applicant issued **9.1 Notification of proposed change to DCO application – Change Request 1 (Bulphan) [AS-049]** to the Examining Authority (ExA) on 12 December 2025 which set out the Applicant’s intention to make a proposed

¹ National Landscape is the rebranded name of an Area of Outstanding Natural Beauty (AONB) from 22 November 2023

design change (Changes Request 1 (Bulphan)) to the DCO application. Details of Change Request 1 (Bulphan) are provided below. The ExA responded to the notification [AS-049] on 19 December 2025 [PD-008]. The Applicant replied to the ExA's response on 24 December 2025 [AS-051].

- 1.3.3 This document has been submitted to support Proposed Change Application 1 for Change Request 1 (Bulphan). Change Request 1 (Bulphan) relates to an increase in the Order Limits to facilitate works required for the protection of the existing Thames to Buncefield Multifuel Pipeline, west of Langdon Hills Golf Club. This proposed change responds to feedback concerning the potential for accelerated corrosion on existing buried metallic services received from the British Pipeline Agency Ltd (BPA) who act as the agent for the owner, United Kingdom Oil Pipelines Limited (UKOP).
- 1.3.4 On 27 March 2026, the Applicant formally submitted Change Request 1 (Bulphan) seeking the ExA's consent to incorporate the proposed change into the DCO application. This Addendum forms part of that submission.
- 1.3.5 In parallel to the submission of Proposed Change Application 1, the Applicant has also submitted a separate application (Proposed Change Application 2) for a separate design change (Change Request 2 (Little Bromley)). Details relating to Proposed Change Application 2 are included in separate application documents submitted by the Applicant to the ExA on 27 March 2026.

1.4 Description of Change Request 1 (Bulphan)

- 1.4.1 Change Request 1 (Bulphan) applies to a very discrete geographical area of the Project and, as a consequence, the vast majority of the Project will remain entirely unchanged if the Proposed Change Application 1 is accepted.
- 1.4.2 The Applicant is proposing an increase in the Order Limits to facilitate works required for the protection of the existing Thames to Buncefield Multifuel Pipeline, west of Langdon Hills Golf Club. This proposed change responds to feedback concerning accelerated corrosion on existing buried metallic services received from the British Pipeline Agency Ltd (BPA) which acts as the agent for the owner, United Kingdom Oil Pipelines Limited (UKOP).
- 1.4.3 The proposed alignment for the Project (between Pylon TB239 and TB240) would cross the Thames to Buncefield Multifuel Pipeline to the west of Langdon Hills Golf Club.
- 1.4.4 As part of ongoing technical and survey work to inform detailed design, the Applicant has undertaken pipeline studies. The work identified the need for mitigation works to be undertaken for the protection of the Pipeline. The proposed measures are likely to involve the installation of anti-corrosion earthing strips parallel to, and along, an approximately 2.7 km length of the Pipeline, along with the installation of surface-mounted monitoring equipment units. Temporary working and laydown areas will also be required.
- 1.4.5 The proposed change would not fundamentally change the Project as a whole, nor as described in the section above.

1.5 Purpose of this document

- 1.5.1 This addendum to the **4.2 Funding Statement [REP1-004]** has been prepared by the Applicant to support Proposed Change Application 1 for Change Request 1 (Bulphan) to the DCO application for the Project.
- 1.5.2 The purpose of this addendum is to demonstrate that the amendments to the Order Limits for the Project, as proposed by Change Request 1 (Bulphan), will not impact the Applicant's ability to adequately fund the Project. The requirement for the document is due to the fact the DCO would authorise the compulsory acquisition of land or interests in land or rights over land. This leads to the requirement under Regulation 5(b)(ii) of the Infrastructure Planning (Compulsory Acquisition) Regulations 2010 (CA Regulations) for a statement indicating how the implementation of these powers in the DCO in respect of the additional land would be funded.
- 1.5.3 This document should be read alongside and is informed by other application documents, in particular, the **4.2 Funding Statement [REP1-004]**.

1.6 Funding Statement

- 1.6.1 An assessment of the proposed changes to the Order Limits, as a result of Change Request 1 (Bulphan), to review the potential impact on the values set out within the **4.2 Funding Statement [REP1-004]** has been undertaken.
- 1.6.2 The estimated cost of the Project, inclusive of Change Request 1 (Bulphan), remains approximately £1,200 million (2025/26 price base) as set out in the **4.2 Funding Statement [REP1-004]**.
- 1.6.3 The Applicant confirms that additional compulsory acquisition and/or temporary use powers are sought for Change Request 1 (Bulphan). The Applicant will in the first instance attempt to negotiate and secure voluntary agreements with affected landowners wherever possible. The Applicant has issued Heads of Terms to the landowners of affected land parcels offering enter into voluntary negotiations to secure the land and rights over land required on the affected land parcels necessary for installation and maintenance of the proposed mitigation.
- 1.6.4 The Applicant is, however, seeking powers of compulsory acquisition and temporary possession, including over the additional land intended to be brought within the Order Limits, in case those negotiations are unsuccessful. As is explained in **Proposed Change Application 1: Addendum to the Statement of Reasons – Change Request 1 (Bulphan) [Revision CA1] [document reference 4.1.1]** these powers are considered necessary and proportionate in order that the necessary mitigation works can be delivered and subsequently maintained.
- 1.6.5 National Grid has taken expert advice on the likely costs of implementing the Project, inclusive of Change Request 1 (Bulphan), including the cost of construction and the funding of the acquisition of the interests in land described in the **4.3 Book of Reference [AS-018]** and **Proposed Change Application 1: Supplementary Book of Reference – Change Request 1 (Bulphan) [Revision CA1] [document reference 4.3.1]**.
- 1.6.6 The assessment of the required funding has taken into account the total cost of payments for acquiring both freehold land and rights over land. This total cost includes the estimated value of compensation payable in relation to disturbance,

severance and injurious affection, third party professional fees, blight, and claims arising under both s10 of the Compulsory Purchase Act 1965 and Part 1 of the Land Compensation Act 1973. The cost of acquiring all the necessary land and rights is estimated to be £184.9 million (2024/2025 figures), inclusive of Change Request 1 (Bulphan) (either in isolation or in combination Change Request 2 (Little Bromley) also being accepted).

- 1.6.7 Specialist property consultants who use national, regional and local data are employed to compile the Property Cost Estimate. National Grid's in-house specialists cross-check the data given to an individual project against data supplied to recent and current projects to ensure greater overall accuracy.
- 1.6.8 It is possible that some local factors may emerge after the initial estimates have been prepared. Experience across National Grid projects indicates that a 10% contingency is sufficient to contain such costs. The figures quoted in this Statement contain such contingency.
- 1.6.9 The land acquisition costs, and potential compensation claims for blight will be fully met as and when they are required under the provisions of the DCO, and this would include any 'early payments' under the blight provisions of the Town and Country Planning Act 1990.
- 1.6.10 The overall costs of the Project include securing the necessary resources for land related activities in connection with the construction of the Project. These resources will be procured through a tender process that will commence in advance of a decision being made on the application for development consent by the Secretary of State.
- 1.6.11 As a result of the above, it has been concluded that there are no amendments required to the **4.2 Funding Statement [REP1-004]** as a result of Change Request 1 (Bulphan).

Appendix B. Addendum to the Funding Statement – Change Request 2 (Little Bromley)

AENC-NG-FIN-REP-0002

Norwich to Tilbury

Volume 4: Compulsory acquisition information

Document: 4.2.1 Addendum to the Funding Statement - Change Request 2 (Little Bromley) (CA2)

Final Issue CA2

March 2026

Planning Inspectorate Reference: EN020027

The Infrastructure Planning (Compulsory Acquisition) Regulations 2010
Regulation 5(b)

nationalgrid

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Addendum to the Funding Statement

1.1 Overview

- 1.1.1 On 29 August 2025, National Grid Electricity Transmission plc (the Applicant) submitted an application to the Secretary of State for Energy Security and Net Zero for a Development Consent Order (DCO) to authorise the construction and operation (and maintenance) of the proposed upgrade to the electricity transmission system in East Anglia between Norwich and Tilbury (the Project).
- 1.1.2 The application for the Project was accepted for Examination by the Planning Inspectorate on 26 September 2025 and has been allocated the reference number EN020027. The Examination of the Project commenced on 10 February 2026 and is expected to close on 10 August 2026.
- 1.1.3 This document, **Addendum to the Funding Statement – Change Request 2 (Little Bromley) (Revision CA2) (document reference 4.2.1)**, has been prepared by the Applicant to support Proposed Change Application 2 for Change Request 2 (Little Bromley) to the DCO application for the Project. The proposed change applies to a very discrete geographical area of the Project, and as a consequence, the vast majority of the Project will remain entirely unchanged.
- 1.1.4 This document confirms that Change Request 2 (Little Bromley) does not significantly alter the costs of the Project and will be funded in the same manner as the remainder of the Project.
- 1.1.5 It has therefore been concluded that there are no amendments required to the **4.2 Funding Statement [REP1-004]** as a result of Change Request 2 (Little Bromley).

1.2 The Project

- 1.2.1 The Project comprises reinforcement of the transmission network between the existing Norwich Main Substation in Norfolk and Tilbury Substation in Essex, via Bramford Substation, the new East Anglia Connection Node (EACN) Substation and the new Tilbury North Substation.
- 1.2.2 The reinforcement is needed because the existing transmission network, even with current upgrading, will not have sufficient capacity for the new renewable energy (a substantial proportion of which would be generated by offshore wind) that is expected to connect to the network over the next 10 years and beyond. Completion of the Project, together with other new reinforcements across the county, will meet this future energy transmission demand both in East Anglia and across the UK.

1.2.3 The Project comprises:

- A new 400 kilovolt (kV) electricity transmission connection of approximately 180 km overall length from Norwich Main Substation to Tilbury Substation via Bramford Substation, a new EACN Substation and a new Tilbury North Substation, including:
 - Approximately 159 km of new overhead line supported on approximately 509 pylons, either standard steel lattice pylons (approximately 50 m in height) or low height steel lattice pylons (approximately 40 m in height) and some of which would be gantries (typically up to 15 m in height) within proposed Cable Sealing End (CSE) compounds or existing or proposed substations
 - Approximately 21 km of 400 kV underground cabling, some of which would be located through the Dedham Vale National Landscape (an Area of Outstanding Natural Beauty (AONB¹))
- Up to seven new CSE compounds (with permanent access) to connect the overhead lines to the underground cables
- Modification works to connect into the existing Norwich Main Substation and a substation extension at the existing Bramford Substation
- A new 400 kV substation on the Tendring Peninsula, referred to as the EACN Substation (with a new permanent access). This is proposed to be an Air Insulated Switchgear (AIS) substation
- A new 400 kV substation to the south of Orsett Golf Course in Essex, referred to as the Tilbury North Substation (with a new permanent access). This is proposed to be a Gas Insulated Switchgear (GIS) substation
- Modifications to the existing National Grid Electricity Transmission overhead lines to facilitate the connection of the existing network into the new Tilbury North Substation to provide connection to the Tilbury Substation
- Ancillary and/or temporary works associated with the construction of the Project.

1.2.4 In addition, third party utilities diversions and/or modifications would be required to facilitate the construction of the Project. There would also be land required for environmental mitigation and Biodiversity Net Gain (BNG).

1.2.5 As well as the permanent infrastructure, land would also be required temporarily for construction activities including, for example, working areas for construction equipment and machinery, site offices, welfare, storage and temporary construction access.

1.2.6 A detailed description of the Project is included in **Environmental Statement (ES) Chapter 4: Description of the Proposed Project [APP-130]**.

¹ National Landscape is the rebranded name of an Area of Outstanding Natural Beauty (AONB) from 22 November 2023

1.3 Proposed Change Application 2

- 1.3.1 Following submission of its DCO application, the Applicant has continued engagement with stakeholders. As a result of this engagement, the Applicant is proposing to incorporate a design change into the Project (Change Request 2 (Little Bromley)). The change applies to a very discrete geographical area of the Project, and as a consequence, the vast majority of the Project will remain entirely unchanged.
- 1.3.2 The Applicant issued **9.2 Notification of proposed change to DCO application – Change Request 2 (Little Bromley) [AS-050]** to the Examining Authority (ExA) on 12 December 2025 which set out the Applicant’s intention to make a proposed design change (Changes Request 2 (Little Bromley)) to the DCO application. Details of Change Request 2 (Little Bromley) are provided below. The ExA responded to the notification **[AS-050]** on 19 December 2025 **[PD-008]**. The Applicant replied to the ExA’s response on 24 December 2025 **[AS-051]**.
- 1.3.3 This document has been submitted to support Proposed Change Application 2 for Change Request 2 (Little Bromley). Change Request 2 (Little Bromley) relates to an amendment to the Order Limits in order to support a small modification to the route of the Applicant’s construction access (for use when a third-party access is not available) and a further small modification to the route for the private permanent Abnormal Indivisible Load (AIL) access route. The amendments respond to further engagement with landowners and are intended to reduce temporary and permanent impacts on land uses.
- 1.3.4 On 27 March 2026, the Applicant formally submitted Change Request 2 (Little Bromley) seeking the ExA’s consent to incorporate the proposed change into the DCO application. This Addendum forms part of that submission.
- 1.3.5 In parallel to the submission of Proposed Change Application 2, the Applicant has also submitted a separate application (Proposed Change Application 1) for a separate design change (Change Request 1 (Bulphan)). Details relating to Proposed Change Application 1 are included in separate application documents submitted by the Applicant to the ExA on 27 March 2026.

1.4 Description of Change Request 2 (Little Bromley)

- 1.4.1 Change Request 2 (Little Bromley) applies to a very discrete geographical area of the Project and, as a consequence, the vast majority of the Project will remain entirely unchanged if the Proposed Change Application 2 is accepted.
- 1.4.2 The Project’s proposed access arrangement to the proposed East Anglia Connection Node (EACN) substation (“Proposed Route”) will use a route passing to the south of Little Bromley, Essex.
- 1.4.3 The strategy for access to the EACN is detailed in **Section 5.7.10** of the **7.3 Outline Construction Traffic Management Plan (CTMP) [APP-309]**.
- 1.4.4 The Proposed Route would potentially serve as access during both the construction and operational phase of the Project.

- 1.4.5 Change Request 2 (Little Bromley) would involve two modifications to the Proposed Route:
- First, a section of the Proposed Route nearest to Bentley Road is realigned to the south., for the permanent access relating to AILs during the operational phase of the Project. The need for a permanent AIL route is to ensure supply standards for the connection are met in the future (by allowing replacement of any component at short notice).
 - Second, to the north-west of the first modification, the Proposed Route for both construction and operational vehicles is changed to generally follow the alignment of the Proposed Route presented at statutory consultation between 10 April and 26 July 2024.
- 1.4.6 In both cases, the modifications respond to feedback from affected landowners in order to secure an operational access arrangement that meets the Project need whilst also facilitating ongoing land management.
- 1.4.7 The first modification (concerning the AIL arrangement) is intended to minimise the effects of the Project on future arable cropping. The second modification ensures that the Proposed Route more closely follows field boundaries.
- 1.4.8 Additionally, precautionary amendments to existing wood pole supported infrastructure that cross the proposed access route modification is accommodated as part of this change (i.e. uplifting UKPN assets).
- 1.4.9 The proposed change would not fundamentally change the Project as a whole, nor as described in the section above.

1.5 Purpose of this document

- 1.5.1 This addendum to the **4.2 Funding Statement [REP1-004]** has been prepared by the Applicant to support Proposed Change Application 2 for Change Request 2 (Little Bromley) to the DCO application for the Project.
- 1.5.2 The purpose of this addendum is to demonstrate that the amendments to the Order Limits for the Project, as proposed by Change Request 2 (Little Bromley), will not impact the Applicant's ability to adequately fund the Project. The requirement for the document is due to the fact the DCO would authorise the compulsory acquisition of land or interests in land or rights over land. This leads to the requirement under Regulation 5(b)(ii) of the Infrastructure Planning (Compulsory Acquisition) Regulations 2010 (CA Regulations) for a statement indicating how the implementation of these powers in the DCO in respect of the additional land would be funded.
- 1.5.3 This document should be read alongside and is informed by other application documents, in particular, the **4.2 Funding Statement [REP1-004]**.

1.6 Funding Statement

- 1.6.1 An assessment of the proposed changes to the Order Limits, as a result of Change Request 2 (Little Bromley), to review the potential impact on the values set out within the **4.2 Funding Statement [REP1-004]** has been undertaken.

- 1.6.2 The estimated cost of the Project, inclusive of Change Request 2 (Little Bromley), remains approximately £1,200 million (2025/26 price base) as set out in the **4.2 Funding Statement [REP1-004]**.
- 1.6.3 The Applicant confirms that additional compulsory acquisition and/or temporary use powers are sought for Change Request 2 (Little Bromley). The Applicant will seek to secure voluntary agreements with affected landowners wherever possible. The Applicant has issued Heads of Terms to the landowners of affected land parcels offering to enter into voluntary negotiations to secure the land and rights over land required on the affected land parcels required to construct and maintain the proposed Change Request 2 (Little Bromley).
- 1.6.4 The Applicant is, however, seeking powers of compulsory acquisition and temporary possession, including over the additional land intended to be brought within the Order Limits, in case those negotiations are unsuccessful. As is explained in **Proposed Change Application 2: Addendum to the Statement of Reasons – Change Request 2 (Little Bromley) [Revision CA2] [document reference 4.1.1]** these powers are considered necessary and proportionate in order that the necessary mitigation works can be delivered and subsequently maintained.
- 1.6.5 National Grid has taken expert advice on the likely costs of implementing the Project, inclusive of Change Request 2 (Little Bromley), including the cost of construction and the funding of the acquisition of the interests in land described in the **4.3 Book of Reference [AS-018]** and **Proposed Change Application 2: Supplementary Book of Reference – Change Request 2 (Little Bromley) [Revision CA2] [document reference 4.3.1]**.
- 1.6.6 The assessment of the required funding has taken into account the total cost of payments for acquiring both freehold land and rights over land. This total cost includes the estimated value of compensation payable in relation to disturbance, severance and injurious affection, third party professional fees, blight, and claims arising under both s10 of the Compulsory Purchase Act 1965 and Part 1 of the Land Compensation Act 1973. The cost of acquiring all the necessary land and rights is estimated to be £184.9 million (2024/2025 figures), inclusive of Change Request 2 (Little Bromley) (either in isolation or in combination Change Request 1 (Bulphan) also being accepted).
- 1.6.7 Specialist property consultants who use national, regional and local data are employed to compile the Property Cost Estimate. National Grid's in-house specialists cross-check the data given to an individual project against data supplied to recent and current projects to ensure greater overall accuracy.
- 1.6.8 It is possible that some local factors may emerge after the initial estimates have been prepared. Experience across National Grid projects indicates that a 10% contingency is sufficient to contain such costs. The figures quoted in this Statement contain such contingency.
- 1.6.9 The land acquisition costs, and potential compensation claims for blight will be fully met as and when they are required under the provisions of the DCO, and this would include any 'early payments' under the blight provisions of the Town and Country Planning Act 1990.

- 1.6.10 The overall costs of the Project include securing the necessary resources for land related activities in connection with the construction of the Project. These resources will be procured through a tender process that will commence in advance of a decision being made on the application for development consent by the Secretary of State.
- 1.6.11 As a result of the above, it has been concluded that there are no amendments required to the **4.2 Funding Statement [REP1-004]** as a result of Change Request 2 (Little Bromley).

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